



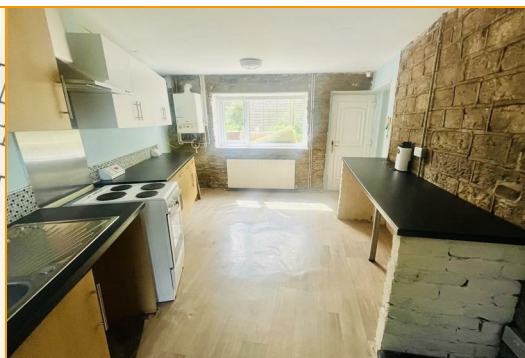
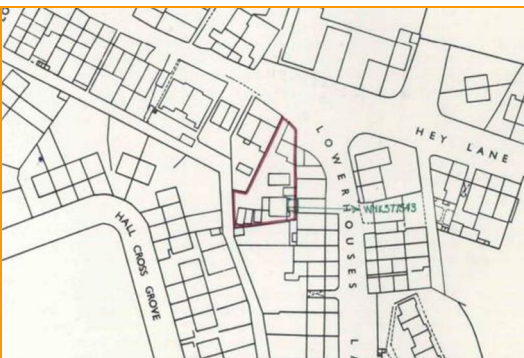
Lowerhouses Lane

Lowerhouses, Huddersfield, HD5 8JX

Offers Over £99,995



Boultons are pleased to be offering a spacious 3-bedroom end terrace cottage that presents an attractive investment opportunity. Situated conveniently across the road from the local primary school and within easy reach of the town centre giving future tenants daily conveniences at their finger tips. The spacious layout of the house provides ample room for comfortable living including a modern fitted dining kitchen, 2 reception rooms, a house bathroom with three piece white suite and although in generally good order is now ready for some improvements. Set to the outskirts of Huddersfield occupying an extensive plot, with the provision for off road parking. The accommodation briefly comprises; lounge, dining room, dining kitchen, three bedrooms and a bathroom.



ACCOMMODATION

GROUND FLOOR

LOUNGE 12'2" max x 12'2" (3.72m max x 3.71m)

Accessed via a solid PVC front door and with a uPVC double glazed window positioned to the front elevation. There is a decorative feature fireplace, a central heating radiator, feature beam on display and an internal door leading through to the kitchen.

KITCHEN 17'5" x 7'7" min or 12'11" max (5.32m x 2.33m min or 3.94m max)

With uPVC double glazed windows positioned to the front and rear elevations with the window to the front having privacy glass inset and the rear window overlooking the garden. Exposed stonework on display, a range of wall and base units, working surfaces, stainless steel inset sink and drainer with mixer tap, cooker with a stainless steel splashback and extractor hood over, part tiled splashbacks around the preparation area, plumbing for a washing machine and space for additional white goods. A solid PVC doors gives access to the rear of the property. Towards the front of the property is a cupboard which houses the fuse board and electricity meter.

DINING ROOM 12'5" max x 12'5" (3.79m max x 3.81m)

With exposed feature staircase on display, a central heating radiator and a uPVC double glazed window to the rear elevation overlooking the rear garden. Cupboard storage area with shelving.

FIRST FLOOR

BEDROOM 1 8'0" x 12'5" (2.45m x 3.8m)

With a central heating radiator and a uPVC double glazed window positioned to the rear elevation.

BEDROOM 2 12'3" x 12'4" max (3.74m x 3.78m max)

With a uPVC double glazed window to the front elevation looking towards the school grounds. Central heating radiator and an attractive, decorative period feature fireplace. Recessed shelving area.

BEDROOM 3 11'1" x 7'3" min or 10'9" max (3.39m x 2.23m min or 3.3m max)

With a central heating radiator, a uPVC double glazed window to the front elevation.

BATHROOM, rear 10'0" max x 6'0" average (3.06m max x 1.85m average)

Fitted with a white three piece suite comprising pedestal hand wash basin, low flush wc and panel bath with shower over. Part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

TENURE

We understand the property to be leasehold, to be confirmed in the legal pack

COUNCIL TAX

Kirklees. Deleted on the online record.

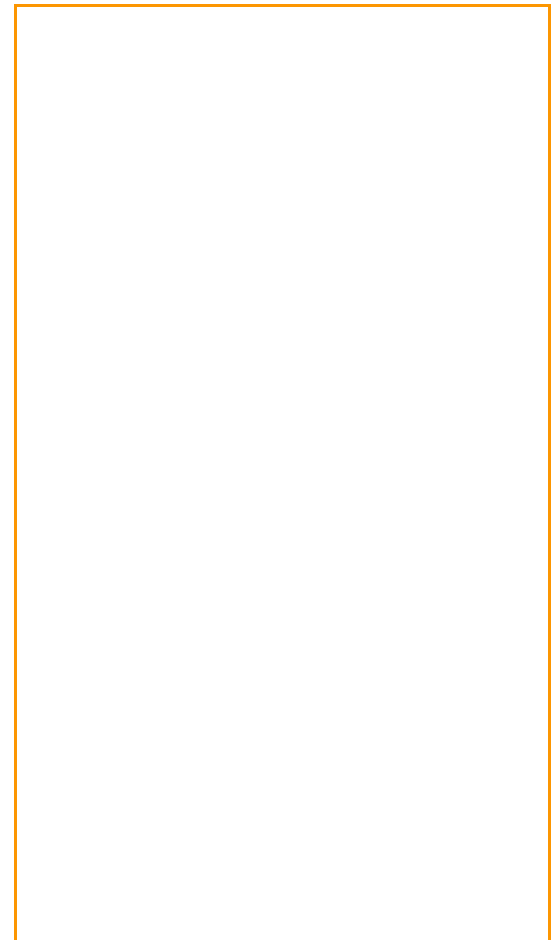
VIEWINGS

By appointment

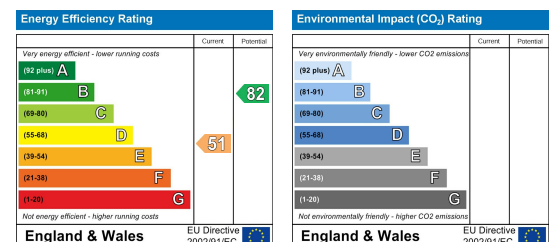
Area Map



Floor Plans



Energy Efficiency Graph



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